

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
JANUARY 16, 2013  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING  
8:30 A.M.**

**NOTE:** *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3<sup>rd</sup> floor of the Development Services Building, located at 1222 1<sup>st</sup> Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. Those items with an asterisk (\*) will include consideration of the appropriate environmental document.*

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.*

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Chris Larson

- ITEM – 1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**
- ITEM – 2: **REQUESTS FOR CONTINUANCES OR WITHDRAWALS**
- ITEM – 3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**
- ITEM – 4: **\*QUALCOMM BA TOWER - PROJECT NO. 163556**  
City Council District: 5; Plan Area: Mira Mesa

**STAFF: Renee Mezo**

Planned Development Permit (PDP) amending PDP No. 272886 to construct one, 11-story, approximately 330,000-square-foot office building for Research and Development including an eight-level parking structure. The 4.13-acre vacant parcel is located at 5530 Morehouse Drive, in the IL-3-1 Zone, the Airport Influence Area (Marine Corps Air Station Miramar), the Airport Environs Overlay Zone and the Residential Tandem Parking Overlay Zone, within the Mira Mesa Community Plan area. Mitigated Negative Declaration No. 86053. Report No. HO-13-001

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF JANUARY 16, 2013

ITEM – 5: **2231 EBERS STREET MAP WAIVER - PROJECT NO. 239196**  
City Council District: 2; Plan Area: Ocean Beach

**STAFF: Will Zounes**

Coastal Development Permit and Map Waiver application to waive the requirements of a Tentative Map to convert two existing residential units to condominiums and a request to waive the requirements to underground existing overhead utilities on a 0.12-acre site located at 2231 and 2233 Ebers Street in the RM-1-1 Zone within the Ocean Beach Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit Overlay Zone. Exempt from Environmental. Report No. HO-13-002

**RECOMMENDATION:**

Approve

ITEM – 6: **SAN DIEGO CHRISTIAN FELLOWSHIP - PROJECT NO. 268861**  
City Council District: 6; Plan Area: Kearny Mesa

**STAFF: Will Zounes**

Conditional Use Permit to allow a religious assembly in an existing 5,500 square-foot commercial/light industrial building. The building is located at 5715 Kearny Villa Road Suite 113-115 within the Kearny Mesa Community Plan area and designated Industrial and Business Park and zoned IL-2-1. Exempt from Environmental. Report No. HO-13-004

**RECOMMENDATION:**

Approve

ITEM – 7: **LEWIS RESIDENCE - PROJECT NO. 262793**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Glenn Gargas**

Variance request to allow for a maximum 12-foot high retaining wall located within the front yard setback, where a maximum 3-foot wall height is allowed, for an existing single family residence on a 0.19-acre property. The project site is located at 1705 Valdes Drive, in the RS-1-5 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone and within the La Jolla Community Plan area. Exempt from Environmental. Report No. HO-13-005

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF JANUARY 16, 2013

ITEM – 8: **CROWN CASTLE BEYER BOULEVARD - PROJECT NO. 282673**  
City Council District: 8; Plan Area: San Ysidro

**STAFF:** Alex Hempton

Site Development Permit (SDP) and Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) consisting of a 64-foot high monopole with 12 panel antennas. A three-sided radio-frequency transparent screen, approximately 28-feet tall, will be added to the pole to conceal the antennas and associated equipment mounted on the monopole. A decorative design, titled “Birds on Blue,” consisting of a bird pattern applied to the screen, will be added to the structure. Equipment associated with the antennas is located in an enclosure adjacent to the monopole. The project is located in a Caltrans maintenance yard, within a portion of state public right-of-way, with an address of 3310 1/3 Beyer Boulevard within the San Ysidro Community Plan area. Exempt from Environmental. Report No. HO-13-007

**RECOMMENDATION:**

Approve